GIS REGISTRY INFORMATION

	T			Color California Color				
SITE NAME:	Johnson Bro	thers Charitable F	oundation					
BRRTS #:	03-41-22520	9		FI) #			
				(if .	approp	oriate):		
COMMERCE #	53212-1727-	·11		`		,		
(if appropriate):								
CLOSURE DATE:	December 1,	, 2003						
STREET ADDRESS:	811 E. Vienn	na Ave.						
CITY:	Milwaukee							
SOURCE PROPERTY	GPS COOR	DINATES	X = 6 90936		,	Y = 2924	73	
(meters in WTM91 pro	jection):					-		
CONTAMINATED ME		Groundwater		(A. 8)	<u></u>	Both	Х	
OFF-SOURCE GW CO	ONTAMINATION		Yes		:	No		
• IF YES, STREET A			100			1110		
GPS COORDINAT		X =		Υ =	=			
(meters in WTM91 pro		TION		· · · · · · · · · · · · · · · · · · ·				
OFF-SOURCE SOIL (Yes X	Ho				
>Generic or Site-Spe			-la Dissal		l			
 IF YES, STREET A GPS COORDINAT 			at Biva.	i.V	000	070		
		X = 691030		Υ =	= 292	3/6		
(meters in WTM91 pro		/AY: Yes						
CONTAMINATION IN	night of w	DOCUMENT	FO NIE	.\lo				
			13 N2 31					
Closure Letter, and any con	ditional closure l	letter issued						X
Copy of most recent deed, i	ncluding legal de	escription, for all affec	ted properties					Х
Certified survey map or rele	vant portion of th	he recorded plat map	(if referenced in th	ie i sul dus cri	ption) fo	r all affecte	d properties	X
County Parcel ID number, <i>if</i>								
	us a for county,							X
Location Map which outlines a parcels to be located easily (8.5x potable wells within 1200' of the s	14" it paper oc; y). T	contraninated site boundar If groundwater standards	ies on USGS topog are exceeded, the n	bic map or na,⊬n ust also	plat map include th	in sufficient d ne location of	etail to permit the all municipal and	∌ X d
Detailed Site Map(s) for all wells and potable wells. (8.5x14"	afficated propert, if paper copy). This	ties, showing buildings, is map shall also show the	roads, property I location of all e-	umales, conta nuales bli	minant s	ources, utility highway and	lines, monitoring	∃X
way in relation to the source properceding ch. NR 720 generic or		to the boundaries of ground	ndwater contain.	a value aling	ch. NR 1	40 ESs and s	oil contamination	ก
Tables of Latest Groundwat		sults (no shading or cr	ross-hatching)					X
Tables of Latest Soil Analyti	cal Results (no s	shading or cross-hatc	hing)					X
Isoconcentration map(s), if and extent of groundwater contain	required for site nination defined. If n	investigation (SI) (8.5 ot available, include the	x14" if paper copies. latest exicut or con		entration r		ave flow direction	_
GW: Table of water level ele	evations, with sar	mpling dates, and free	product not					X
GW: Latest groundwater flois greater than 20 degrees)	ow direction/mon	nitoring well location r	nap (should : 1	รเ กะ :	ximum	variation in	flow direction	X
SOIL: Latest horizontal exte	ent of contaminat	tion exceeding generi	cors:		ur			X
Geologic cross-sections, if	required for SI. ((8.5x14' if paper copy)						
RP certified statement that I	ega: escriptions	s are complete and ac	curate				· -··	X
Copies of off-source notified	ation atters (if ap	oplicable)						
Letter informing ROW owne	r of a sidual cont	tamination (if applicat	ole)(pul. :. []	.ad	ROW)			
Copy of (soil or land use) de	eed r striction(s)	or deed notice if any	re uir	cl	osure			X

BUREAU OF PECFA 101 West Pleasant Street, Suite 100A

Milwaukee, Wisconsin 53212-3963 TDD #: (608) 264-8777 Fax #: (414) 220-5374

http://www.commerce.state.wi.us http://www.wisconsin.gov Jim Doyle, Governor

Cory L. Nettles, Secretary



December 1, 2003

Mr. Shane Johnson Lynn Johnson Family Foundation 1999 Shepard Rd. St. Paul, MN 55116-3210

RE: Final Closure

Commerce # 53212-1727-11 WDNR BRRTS # 03-41-225209 Johnson Brothers Charitable Foundation, 811 E. Vienna Ave., Milwaukee

Dear Mr. Johnson:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination that remains above state standards. In addition, a deed restriction has been recorded at the Milwaukee County Register of Deeds office to ensure that the property remains zoned industrial due to residual lead concentrations that remain in soil above the state non-industrial land-use standard. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

Stephen D. Mueller Hydrogeologist

Site Review Section

cc:

Mr. Robert Moakley, Beck, Chaet & Bamberger, S.C. Mr. David Nemetz, Liesch Environmental Services, Inc.

Case File

DOCUMENT NO.

REEL 3017 IMAG 484

QUIT CLAIM DEED

THIS INDENTURE, Made by L & M Holding Co., a Minnesota	REGISTER'S DEFICE MILWAUKEE COUNTY, WI }SS RECORDED
Partnership,	'93 APR 21 A10:42
of Grantor, of County, Wisconsins hereby quit-claims to The Johnson Brothers Charitable Foundation, a	REEL 3017 HAGE 484 When a Gray Q REGISTER OF DEEDS
Minnesota non-profit corporation,	JETURN TO
guartee, of Hennepin County, Wisconsin, for the sum of One Dollar and other good and valuable consideration	
good tails variable consideration	

the following tract of land in Milwaukee County, State of Wisconsin:

That part of Lot Three (3) in Hubbard's Subdivision, being a part of the South One-half (1/2) of the North West One-quarter (1/4) of Section Nine (9) and Four (4) rods wide from the South side of the North One-half (1/2) of said Section Nine (9), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, which is bounded and described as follows, to-wit: Commencing at a point in the East line of said Lot 3 which is 33.00 feet South of the North East corner thereof; running thence South along said East line 126.34 feet to a point; thence West 311.09 feet to a point which is 20.00 feet East of the West line of said Lot 3; thence North on a line parallel to and 20.00 feet East of the West line of said Lot 3 aforesaid 126.37 feet to a point which is 33,00 feet South of the North line of said Lot 3; thence East on a line parallel to and 33.00 feet South of the North Line of Lot 3 aforesold 311.03 feet to the point of beginning. TAK KTY 274-0186-1

TRANSFER

675550 RECURA 10.00 RTX 790.00

SHEEP D. AND CHAIRED TO DELICHTER OF	L & M HOLDING CO. (SEAL
Return to:	- F \ 10.
Bert M. Gross 3900 Piper Jaffray Tower	Mithell Jungon (SEAL
222 South Ninth Street. Moneapolis, NN 55402	General Parmer (SEAL)
MINNESOTA State of Wisconski, Mennepin County. } ss. Personally	came before me, this 30 th day of December.
	nnson, a General Partner of L & M. Holding

PHILLIPS, GROSS & AARON, P.A. 3900 PIPER JAFFRAY TOWER 222 SOUTH 6th STREET is continued to the second street witness minutes and such lost un

THIS INSTRUMENT WAS DRAFTED BY

BGRThMis GROSSires) (i NOTARY PUBLIC .- MINNESOTA ALEMANTE IN GOUNTS THE

plainly printed or typewritten thereon name of the person who, or govern-thereon in a legible manner.)

Minnesota

Winconsin Logal Blank Co. Inc. Milwankee, Wis.

ARS TITLE INSURANCE CORPORATION

CASE NO. 185393

SCHEDULE A LEGAL DESCRIPTION CONTINUED

THAT PART OF LOT THREE (3) IN HUBBARD'S SUBDIVISION, BEING A PART OF THE SOUTH ONE-HALF (1/2) OF THE NORTH WEST ONE-QUARTER (1/4) OF SECTION NINE (9) AND FOUR (4) RODS WIDE FROM THE SOUTH SIDE OF THE NORTH ONE-HALF (1/2) OF SAID SECTION NINE (9), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 3 WHICH IS 33.00 FEET SOUTH OF THE NORTH EAST CORNER THEREOF; RUNNING THENCE SOUTH ALONG SAID EAST LINE 126.34 FEET TO A POINT; THENCE WEST 311.09 FEET TO A POINT WHICH IS 20.00 FEET EAST OF THE WEST LINE OF SAID LOT 3; THENCE NORTH ON A LINE PARALLEL TO AND 20.00 FEET EAST OF THE WEST LINE OF SAID LOT 3 AFORESAID 126.37 FEET TO A POINT WHICH IS 33.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE EAST ON A LINE PARALLEL TO AND 33.00 FEET SOUTH OF THE NORTH LINE OF LOT 3 AFORESAID 311.03 FEET TO THE POINT OF BEGINNING.

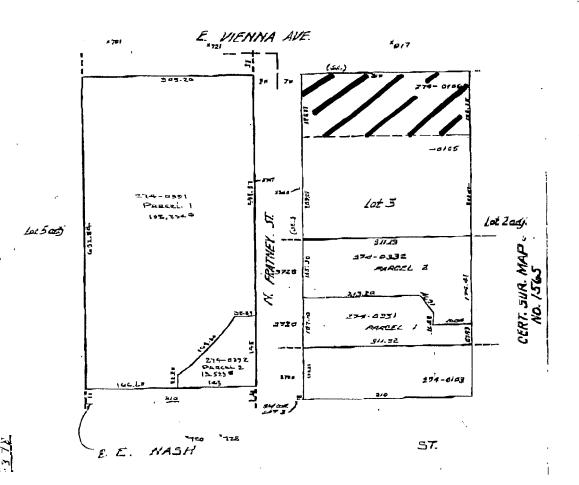
MANUFACTURING PLAT-STATE

CERT. SUR. MAP HUBBARD'S SUBD.

NO. 4059

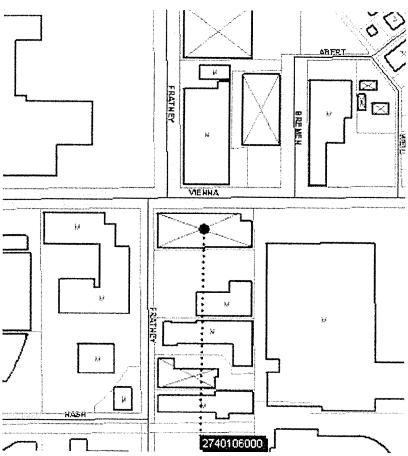
N. W.-9-7-22 Active Page 274 MANUFACTURING PLAT-5

(2)



113/12/1021

3



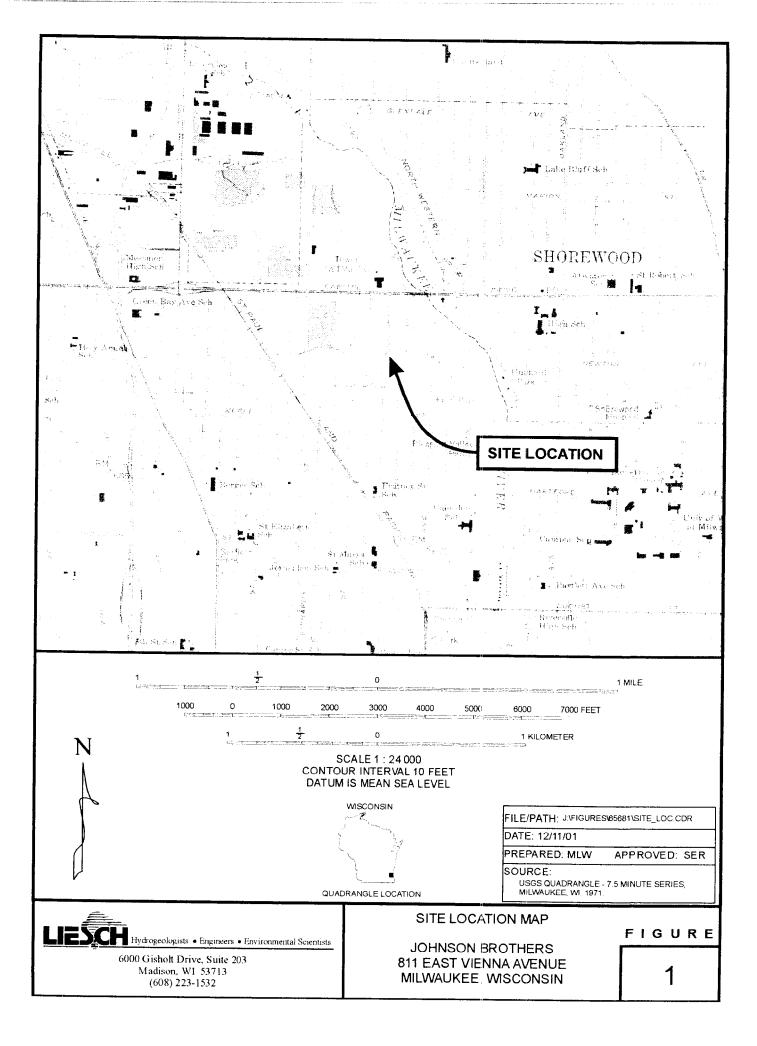
TAXKEY (Click on Taxkey for Assessment/Tax Data) PARCEL ADDRESS PARCEL ZIP CODE OWNER OCCUPIED? **OWNER'S NAME** OWNER'S MAILING ADDRESS **OWNER'S CITY & STATE** OWNER'S ZIP CODE **CURRENT TOTAL ASSESSMENT** NUMBER OF ROOMS **NUMBER OF UNITS** YEAR BUILT **ALDERMAN BUILDING AREA (Sq. Ft.) BUILDING TYPE CENSUS BLOCK CENSUS TRACT** HISTORIC CODE LAND USE LAND USE GROUP PARCEL AREA (Sq. Ft.)

POLICE DISTRICT

ZONING

YEARS TAX DELINQUENT

→ 2740106000Z <</p> 811 E VIENNA AV 532120000 Yes THE JOHNSON BROTHERS 811 E VIENNA AV MILWAUKEE WI 532120000 334000 0000 0 1949 D'Amato 32:991 C400 212 44. Non-Historical Building Whosale & Retail Trade 39160 Fifth 0 IH



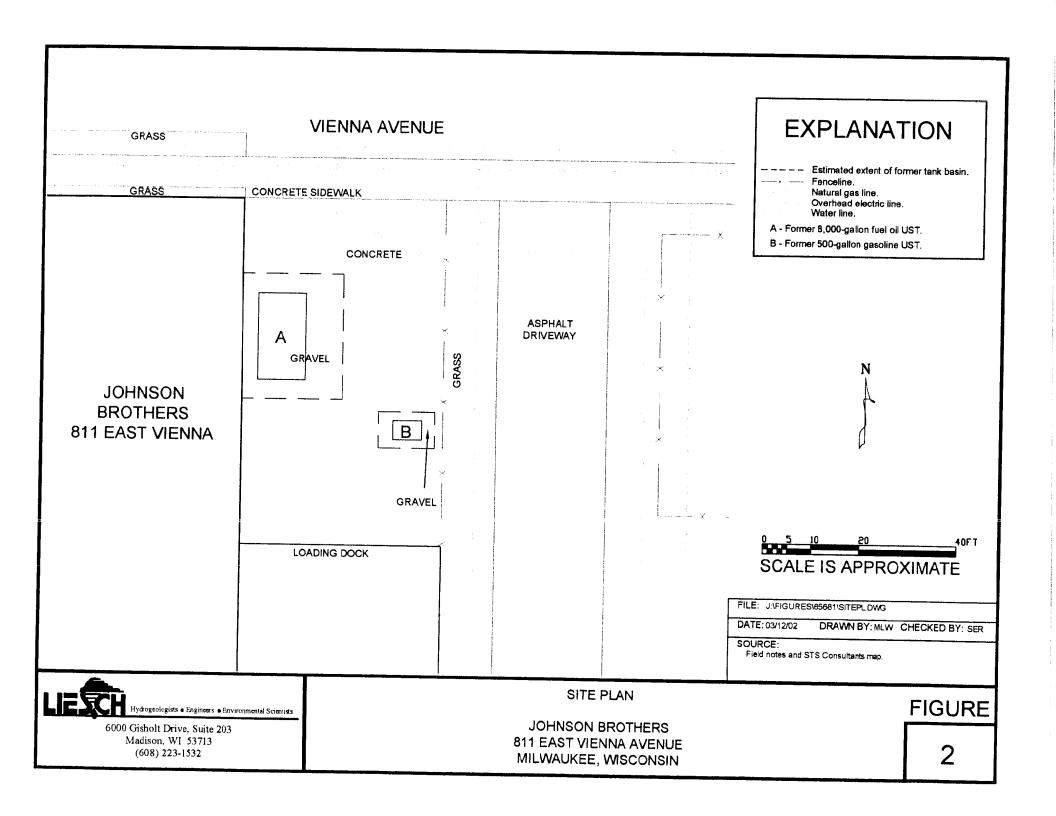


Table 1 Most Recent Groundwater Laboratory Analytical Results

Johnson Brothers--811 E. Vienna Avenue Milwaukee, Wisconsin

	DATE	UNITS	MW-A	MW-B	MW-C	MW-D	MW-E	FD-1	Trip	PAL	ES
Gasoline Range Organics											
GRO	9/4/2002	μg/l	<50.0	<50.0	<50.0	<50.0	506	441	< 50.0	-	-
Volatiles											
BENZENE	9/4/2002	μg/l	< 0.31	< 0.31	< 0.31	< 0.31	6.04	9.53	<0.31	0.5	5
ETHYLBENZENE	9/4/2002	μg/l	<0.5	< 0.5	<0.5	< 0.5	68.7	67.9	<0.5	140	700
METHYL TERT-BUTYL ETHER	9/4/2002	μg/l	3.21	<0.3	<0.3	0.864*	<3.00	<0.3	<0.3	12	60
NAPHTHALENE	9/4/2002	μg/l	< 0.8	< 0.8	< 0.8	< 0.8	<8.00	2.22*	<0.8	8	40
TOLUENE	9/4/2002	μg/l	< 0.3	<0.3	<0.3	< 0.3	<3.00	1.42	<0.3	200	1,000
TRIMETHYLBENZENES (total)	9/4/2002	μg/l	<0.71	<0.71	< 0.71	< 0.71	12.0	18.9	<0.71	96	480
XYLENES (total)	9/4/2002	μg/l	< 0.92	< 0.92	< 0.92	< 0.92	25.3	28.0	< 0.92	1,000	10,000
Metals											
LEAD	9/4/2002	μg/l	1.82*	<1.00	1.04*	<1.00	1.26*			1.5	15

NOTES:

Only analytes detected in concentrations above method detection limits are listed on this table. Blank cell indicates analysis not conducted.

Result between limit of detection and limit of quantification

Below method detection limit < FD-1 Field duplicate (for MW-E) PAL NR 140 preventive action limit ES NR 140 enforcement standard No PAL or ES established

micrograms per liter (parts per billion) μg/l Results in italics indicate contaminant above the current PAL

Results in **bold** indicate contaminant above the current ES

Table 1A Soil Laboratory Analytical Results (Borings) July 2, 2001

Johnson Brothers--811 E. Vienna Avenue Milwaukee, Wisconsin

Identifier>	GP-1	GP-2	GP-3	GP-3	GP-4	GP-4	GP-5	GP-5	МеОН		
Depth>	2'-4'	2'-4'	2'-4'	4'-6'	4'-6'	6'-8'	4'-5'	5'-7'	Blank	RCL	<u>SSL</u>
FIELD SCREENING				···		<u> </u>					'
Photoionization Meter (vppm)	0.6	2.9	63.4	1999	6.2	1999	13.6	1999		-	<u> </u>
PETROLEUM (mg/kg)						-t <u></u>		<u> </u>		I	
Gasoline Range Organics (GRO)	< 0.65	8.2	73	436	21	2,760	33	3,660	< 0.65	100	-
PETROLEUM VOLATILES (μg/kg)				<u> </u>		1					1
Benzene	< 9.0	81	309	816	450	4,150	536	2,640	< 9.0	5.5	8,500
Ethylbenzene	<4.5	113	952	10,700	606	67,500	1,530	49,700	<4.5	2,900	4,600
Methyl tert-butyl ether (MTBE)	<22	<22	<220	<220	<22	8,370	<22	<440	<22		-
Toluene	<4.2	40	337	4,850	1,740	6,980	1,850	5,090	<4.2	1,500	38,000
1,2,4-Trimethylbenzene	<9.9	60	1,510	22,500	1,110	131,000	2,950	192,000	<9.9	-	83,000
1,3,5-Trimethylbenzene	<10	49	808	7,890	402	41,100	871	66,800	<10	-	11,000
Xylenes (total)	<19	212	1,370	45,700	2,600	271,000	5,190	129,000	<19	4,100	42,000
METALS (mg/kg)						.t					. '
Lead	10	214	79		330		597			50	_

Notes:

Blank cell indicates analysis not performed.

RCL = NR 720 residual contaminant levels which represent the concentrations of contaminants that can remain in soil.

SSL = COMM 46 soil screening level Table 1 values, indicating residual product in soil pores.

= below method detection limits

= no RCL established

vppm = vapor parts per million

mg/kg = milligrams per kilogram (parts per million)

μg/kg = micrograms per kilogram (parts per billion)

Results in **bold** indicate contaminant above RCL

Results in italics indicate contaminant above RCL but RCLs do not apply as samples below 4 feet are within the water table (see boring logs for GP-3 and GP-5)

Table 2 Soil Laboratory Analytical Results (Borings) February 28/March 1, 2002

Johnson Brothers--811 E. Vienna Avenue Milwaukee, Wisconsin

Identifier>	B-6	B-7	B-8	B-9	B-9	B-10	B-13	B-14	FD-1	B-14	МеОН	D.GI	GGI
Depth>	11'-13'	7'-9'	3'-5'	3'-5'	5'-7'	5'-7'	15'	3'-5'	B-14 (3'-5')	5'-7'	Blank	RCL	SSL
FIELD SCREENING													
Photoionization Meter (vppm)	3.9	7.2	6.9	180	580	480	6.4	760		695		_	-
PETROLEUM (mg/kg)													1
Gasoline Range Organics (GRO)	<5.68	< 5.66	< 5.86	32.6	486	74.0	< 5.57	1,380	1,460	366	<2.50	100	_
PETROLEUM VOLATILES (μg/kg)													
Benzene	<25	<25	<25	62.9	636	<100	<25	<2,000	<2,000	<200	<25	5.5	8,500
Ethylbenzene	<25	<25	<25	1,280	7,410	1,230	<25	8,260	6,790	5,170	<25	2,900	4,600
Methyl tert-butyl ether (MTBE)	<25	<25	<25	<25	<400	121	<25	<2,000	<2,000	<200	<25	-	-
Naphthalene	<25	<25	<25	133	7,430	336	<25	29,600	40,400	6,500	<25	-	2,700
Toluene	<25	70.8	<25	122	1,490	402	<25	<2,000	<2,000	1,310	<25	1,500	38,000
1,2,4-Trimethylbenzene	<25	<25	<25	2,410	26,100	3,680	<25	155,000	121,000	24,700	<25	-	83,000
1,3,5-Trimethylbenzene	<25	<25	<25	862	10,600	808	<25	62,500	49,900	8,820	<25	-	11,000
Xylenes (total)	< 50	< 50	< 50	1,192	13,110	140	<50	33,000	24,900	27,460	< 50	4,100	42,000
METALS (mg/kg)									****	·		·····	
Lead	5.57	5.23	7.13	38.4	8.96	9.43	4.47	87.2				50	- ,

Notes:

Blank cell indicates analysis not performed.

Methanol blanks from both February 28 and March 1 had identical results.

FD = Field duplicate

RCL = NR 720 residual contaminant levels which represent the concentrations of contaminants that can remain in soil.

SSL = COMM 46 soil screening level Table I values, indicating residual product in soil pores.

< = below method detection limits

- = no RCL established

vppm = vapor parts per million

mg/kg = milligrams per kilogram (parts per million)

μg/kg = micrograms per kilogram (parts per billion)

Results in **bold** indicate contaminant above RCL

Results in *italies* indicate contaminant above RCL but RCLs do not apply as samples below 5 feet are within the water table.

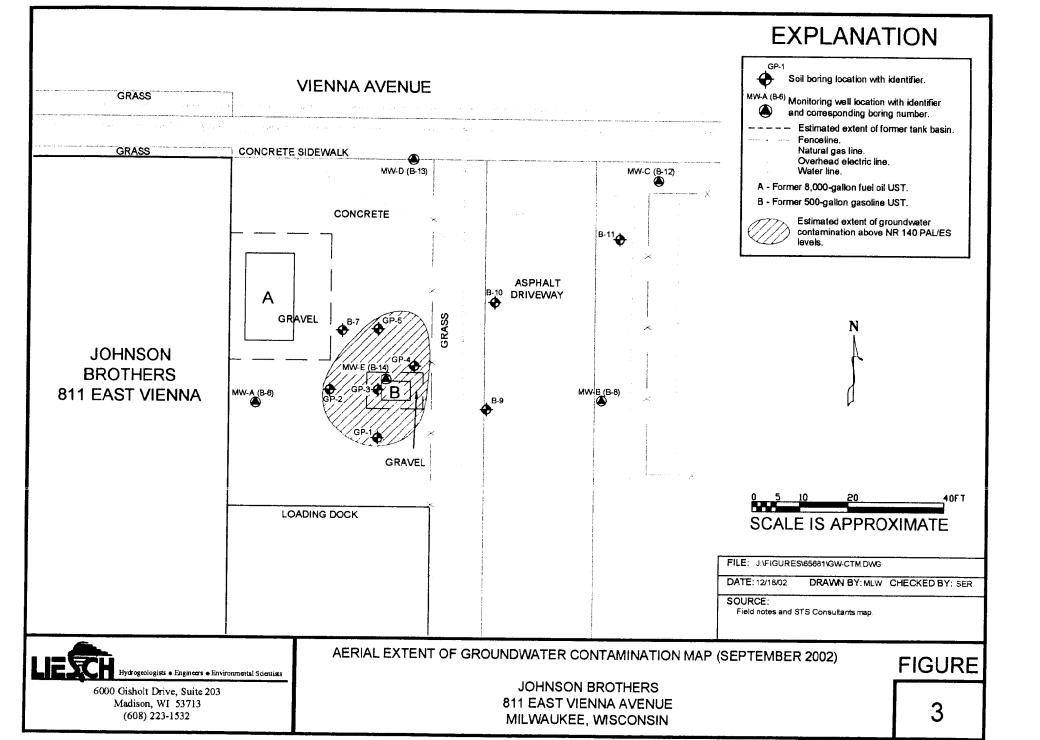


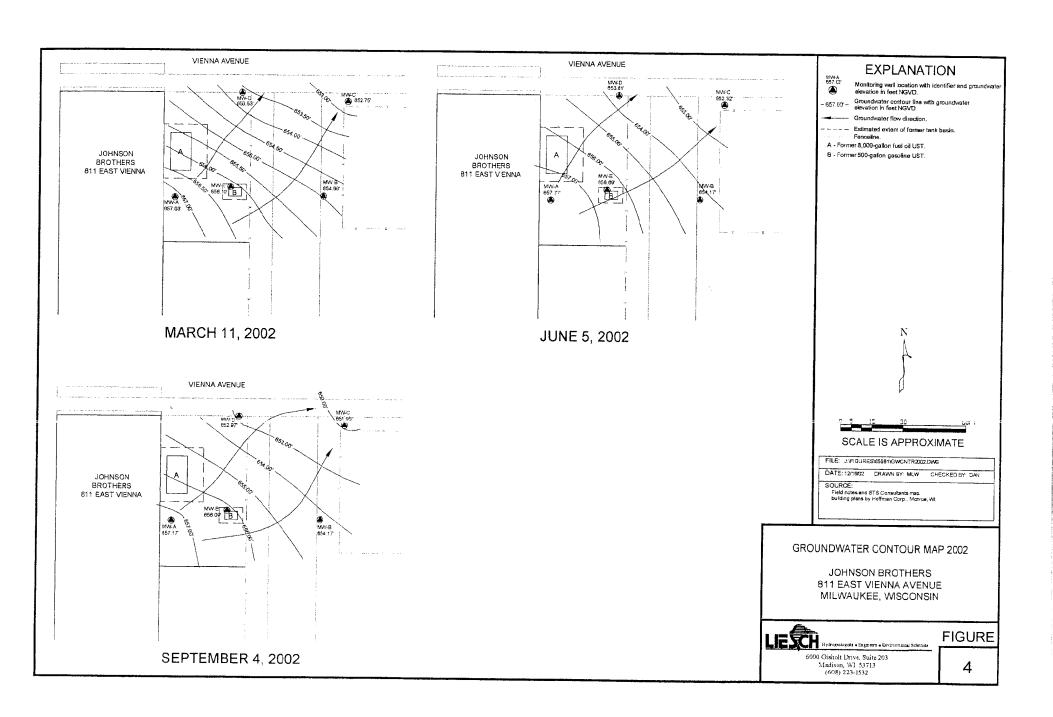
Table 3 Groundwater Water Levels

Johnson Brothers--811 E. Vienna Avenue Milwaukee, Wisconsin

	Units	MW-Λ	MW-E	MW-B	MW-D	MW-C
Location=>		upgradient	plume	sidegradient	downgradient	downgradient
Top of Riser Elevation (apx. NGVD)	feet	661.96	661.84	660.56	657.47	657.90
3/11/2002						
Depth to Water (from TOR)	feet	4.93	5.74	5.57	3.94	5.15
Water Table Elevation (NGVD)	feet	657.03	656.10	654.99	653.53	652.75
6/5/2002						
Depth to Water (from TOR)	feet	4.19	5.15	6.39	3.86	5.58
Water Table Elevation (NGVD)	feet	657.77	656.69	654 17	653.61	652.32
9/4/2002						002,02
Depth to Water (from TOR)	feet	4.79	5.75	6.39	4.50	5.95
Water Table Elevation (NGVD)	feet	657.17	656.09	654.17	652.97	651.95

Notes:

NGVD = National Geodetic Vertical Datum of 1929



EXPLANATION Soil boring location with identifier. VIENNA AVENUE MVV-A (B-6) Monitoring well location with identifier **GRASS** and corresponding boring number. Estimated extent of former tank basin. Fenceline. Natural gas line. CONCRETE SIDEWALK Overhead electric line. MW-D (B-13) Water line. A - Former 8,000-gallon fuel oil UST. B - Former 500-gallon gasoline UST. CONCRETE Estimated extent of soil contamination above NR 720 generic RCLs. **ASPHALT** B-10 DRIVEWAY GRAVEL **JOHNSON BROTHERS** 811 EAST VIENNA MW-A (B-6) MW B (B-8) GP. GRAVEL LOADING DOCK SCALE IS APPROXIMATE FILE: J:\FIGURES\65681\SOIL-CTM.DWG DATE: 12/18/02 DRAWN BY: MLW CHECKED BY: SER SOURCE: Field notes and STS Consultants map. AERIAL EXTENT OF SOIL CONTAMINATION MAP **FIGURE** Hydrogeologists • Engineers • Environmental Scientists JOHNSON BROTHERS 6000 Gisholt Drive, Suite 203 Madison, WI 53713 811 EAST VIENNA AVENUE (608) 223-1532 MILWAUKEE, WISCONSIN

CERTIFICATION OF PROPERTY DESCRIPTION

THAT PART OF LOT THREE (3) IN HUBBARD'S SUBDIVISION, BEING A PART OF THE SOUTH ONE-HALF (1/2) OF THE NORTH WEST ONE-QUARTER (1/4) OF SECTION NINE (9) AND FOUR (4) RODS WIDE FROM THE SOUTH SIDE OF THE NORTH ONE-HALF (1/2) OF SAID SECTION NINE (9), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 3 WHICH IS 33.00 FEET SOUTH OF THE NORTH EAST CORNER THEREOF; RUNNING THENCE SOUTH ALONG SAID EAST LINE 126.34 FEET TO A POINT; THENCE WEST 311.09 FEET TO A POINT WHICH IS 20.00 FEET EAST OF THE WEST LINE OF SAID LOT 3; THENCE NORTH ON A LINE PARALLEL TO AND 20.00 FEET EAST OF THE WEST LINE OF SAID LOT 3 AFORESAID 126.37 FEET TO A POINT WHICH IS 33.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE EAST ON A LINE FARALLEL TO AND 33.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3 AFORESAID 311.03 FEET TO THE POINT OF BEGINNING.

I, Shane Nelson, hereby certify that, to the best of my knowledge, the above legal description is complete and accurate for all property within or partially within the contaminated site's boundaries that have groundwater contamination exceeding Wisconsin Administrative Code ch. NR 140 enforcement standards at the time that regulatory closure was requested.

Stemo Noteon

1/9/03

Document Number

NOTICE OF CONTAMINATION TO PROPERTY

Legal Description of the Property: In re:

(as it appears on the most recent deed)

DOC.# 86のフ344

REGISTER'S OFFICE | SS Milwaukee County, WII

RECORDED AT 3:56 PM

08-27-2003

JOHN LA FAVE REGISTER OF DEEDS

AMOUNT 21.00

565

9

Recording Area

Name and Return Address
Robert A. Moakley, Esq.
Beck, Chaet & Bamberger, S.C.
330 E. Kilbourn Ave., Ste. 1085
Milwaukee, WI 53202

274 - 0106 - 000 - 1

Parcel Identification Number (PIN)

STATE OF WISCONSIN

SS

COUNTY OF Milwaukee

Lynn Johnson Family Foundation F/K/A

The Johnson Brothers

Section 1. Charitable Foundation is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Remediation of this site included removal of one gasoline underground storage tank (UST) and groundwater quality monitoring to evaluate remediation by natural attenuation. Contaminants including, but not limited to, benzene, ethylbenzene, lead, toluene, trimethylbenzenes, and xylenes, remain in groundwater and/or soil at concentrations are above the NR 140 and NR 720, Wisconsin Administrative Code, standards. The petroleum contamination remains in the area of the former gasoline UST, as shown on the attached figure(s) and tables(s). The depth of the residual contamination ranges from about two feet below ground surface (bgs) to about 17 feet or less bgs. Natural attenuation is the approved remedial alternative for the residual petroleum organics contamination at this property. The following deed restriction is the institutional control approved for the residual lead contamination at this property.

Section 3. It is the desire and intention of the property owner to impose restrictions on the property that will make it unnecessary to conduct additional soil remediation activities on the property at the present time. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

The property must remain zoned for industrial use only. Residual lead at concentrations above the NR 720 Table 2 direct-contact value for non-industrial sites remains in soil at depths of four feet or less below ground surface. Therefore, the property may not be used or developed for a residential, commercial, agricultural or other non-industrial use, unless (at the time that the non-industrial use is proposed) an investigation is conducted to determine the concentrations and extent of residual petroleum contamination that remains on the property and remedial action is taken as necessary to meet all applicable non-industrial soil clean-up standards. If subsurface work is done on the property, all contamination encountered shall be properly managed in accordance with applicable laws.



Subscribed and sworn to before me this Zist day of August, 2003.

My commission Jan 31 2005

MELISSAR SCHWARTZ NOTARY PUBLIC - MINNESOTA DAKOTA COUNTY My Commission Expires Jan. 31, 2005

This document was drafted by the Wisconsin Department of Commerce.

Partnership,

__NO.939 P.I

6755350

P.8/9

REEL

S

5

9

 ∞

DOCUMENT NO.

DEED MIALD TIUD

ET MOOR NIENODAIW TO BEATE

REGISTER'S OFFICE MILWAUKEE COUNTY, WI }SS

'93 APR 21 A10:42

REEL 3017 IMAGE 484
Water & Parry REGISTER
OF DEEDS

RETURN TO

Minnesota granto

The Johnson Brothers Charitable Foundation, a

Minnesota non-profit corporation,

reacce.... of Hennepin Cour

----- County, Wilmsenin, for the sum of

Minnesota

One Dollar and other good and valuable consideration

THIS INDENTURE, Made by L & M Holding Co., a Minnesota

_...Dollars,

the following tract of land in Milwaukee County, State of Wisconsin:

That part of Lot Three (3) in Mubbard's Subdivision, being a part of the South One-half (1/2) of the North West One-quarter (1/4) of Section Nine (9) and Four (4) rods wide from the South side of the North One-half (1/2) of said Section Nine (9), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, which is bounded and described as follows, to-wit: Commencing at a point in the East line of said Lot 3 which is 33.00 feet South of the North East corner thereof; running thence South along said East line 126.34 feet to a point; thence West 311.09 feet to a point which is 20.00 feet East of the West line of said Lot 3; thence North on a line parallel to and 20.00 feet East of the West line of said Lot 3 aforesaid 126.37 feet to a point which is 33.00 feet South of the North line of said Lot 3; thence East on a line parallel to and 33.00 feet South of the North line of Lot 3 aforesaid 311.03 feet to the point of beginning. TAX KEY 274-0100-1

RELORD RTX 673550 1 10.00 990.00

(IF NECESBOARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

In Witness Whereof, the said grantor ha 9 hereunto set his hand and seal this 29th

day of December , A. D., 19 92.

NO SERVICE OF LEAST AND ADDRESSED OF

L & M HOLDING CO.

..(SEAL)

Return to:

Bert M. Gross

3900 Piper Jaffray Tower 222 South Ninth Street

Minneapolis, MN 55402

MINNESOTA
State of Wisconsia

General Parther

....(SEAL)

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Table 1 Soil Laboratory Analytical Results (Borings) July 2, 2001

Johnson Brothers--811 E. Vienna Avenue Milwaukee, Wisconsin

ldentifier>	GP-1	GP-2	GP-3	GP-3	GP-4	GP-4	GP-5	GP-5	МеОН		1
Depth>	2'-4'	2'-4'	2'-4'	4'-6'	4'-6'	6'-8'	4'-5'	5'-7'	Blank	RCL	SSL
FIELD SCREENING				· 	!	· I · · · · · · · · · · · · · · · · · ·	<u></u>	<u>.</u>		<u> </u>	<u> </u>
Photoionization Meter (vppm)	0.6	2.9	63.4	1999	6.2	1999	13.6	1999			_
PETROLEUM (mg/kg)					<u> </u>		L	1			<u> </u>
Gasoline Range Organics (GRO)	< 0.65	8.2	73	436	21	2,760	33	3,660	< 0.65	100	_
PETROLEUM VOLATILES (μg/kg)		· · · · · · · · · · · · · · · · · · ·	, , , , , , , , , , , , , , , , , , , ,	<u> </u>		<u> </u>		1 -,	0.00		L
Benzene	<9.0	81	309	816	450	4,150	536	2,640	<9.0	5.5	8,500
Ethylbenzene	<4.5	113	952	10,700	606	67,500	1,530	49,700	<4.5	2,900	4,600
Methyl tert-butyl ether (MTBE)	<22	<22	<220	<220	<22	8,370	<22	<440	<22	-	- 1,000
Toluene	<4.2	40	337	4,850	1,740	6,980	1,850	5,090	<4.2	1,500	38,000
1,2,4-Trimethylbenzene	<9.9	60	1,510	22,500	1,110	131,000	2,950	192,000	<9.9	-	83,000
1,3,5-Trimethylbenzene	<10	49	808	7,890	402	41,100	871	66,800	<10		11,000
Xylenes (total)	<19	212	1,370	45,700	2,600	271,000	5,190	129,000	<19	4,100	42,000
METALS (mg/kg)	<u>-</u>			<u> </u>		/ / / / / /	-,-,-	1-27,000		1,100	1 12,000
Lead	10	214	79		330		597			50	

Notes:

Biank cell indicates analysis not performed.

RCL = NR 720 residual contaminant levels which represent the concentrations of contaminants that can remain in soil.

SSL = COMM 46 soil screening level Table 1 values, indicating residual product in soil pores.

= below method detection limits

no RCL established

vppm = vapor parts per million

mg/kg = milligrams per kilogram (parts per million)

 $\mu g/kg = micrograms per kilogram (parts per billion)$

Results in **bold** indicate contaminant above RCL

Results in *italics* indicate contaminant above RCL but RCLs do not apply as samples below 4 feet are within the water table (see boring logs for GP-3 and GP-5)

Table 2 Soil Laboratory Analytical Results (Borings) February 28/March 1, 2002

Johnson Brothers--811 E. Vienna Avenue Milwaukee, Wisconsin

Identifier>	B-6	B-7	B-8	B-9	B-9	B-10	B-13	B-14	FD-1	B-14	МеОН	<u> </u>	1
Depth>	11'-13'	7'-9'	3'-5'	3'-5 ⁻	5'-7'	5'-7'	15'	3'-5'	B-14 (3'-5')	5'-7'	Blank	RCL	SSL
FIELD SCREENING				<u> </u>	·	·	 	<u> </u>	<u> </u>	I	1		1
Photoionization Meter (vppm)	3.9	7.2	6.9	180	580	480	6.4	760		695		-	_
PETROLEUM (mg/kg)							L	I	1	L	·		1
Gasoline Range Organics (GRO)	<5.68	<5.66	<5.86	32.6	486	74.0	<5.57	1,380	1,460	366	<2.50	100	_
PETROLEUM VOLATILES (μg/kg)													ł
Benzene	<25	<25	<25	62.9	636	<100	<25	<2,000	<2,000	<200	<25	5.5	8,500
Ethylbenzene	<25	<25	<25	1,280	7,410	1,230	<25	8,260	6,790	5,170	<25	2,900	4,600
Methyl tert-butyl ether (MTBE)	<25	<25	<25	<25	<400	121	<25	<2,000	<2,000	<200	<25	-	-
Naphthalene	<25	<25	<25	133	7,430	336	<25	29,600	40,400	6,500	<25	_	2,700
Toluene	<25	70.8	<25	122	1,490	402	<25	<2,000	<2,000	1,310	<25	1,500	38,000
1,2,4-Trimethylbenzene	<25	<25	<25	2,410	26,100	3,680	<25	155,000	121,000	24,700	<25	-	83,000
1,3,5-Trimethylbenzene	<25	<25	<25	862	10,600	808	<25	' <u>62,500</u>	49,900	8,820	<25	-	11,000
Xylenes (total)	<50	<50	<50	1,192	13,110	140	<50	33,000	24,900	27,460	<50	4,100	42,000
METALS (mg/kg)													
Lead	5.57	5 23	713	38.4	8 96	9.43	4.47	87.2				50	

Notes:

Blank cell indicates analysis not performed.

Methanol blanks from both February 28 and March 1 had identical results.

FD = Field duplicate

RCL = NR 720 residual contaminant levels which represent the concentrations of contaminants that can remain in soil.

SSL = COMM 46 soil screening level Table 1 values, indicating residual product in soil pores.

= below method detection limits

= no RCL established

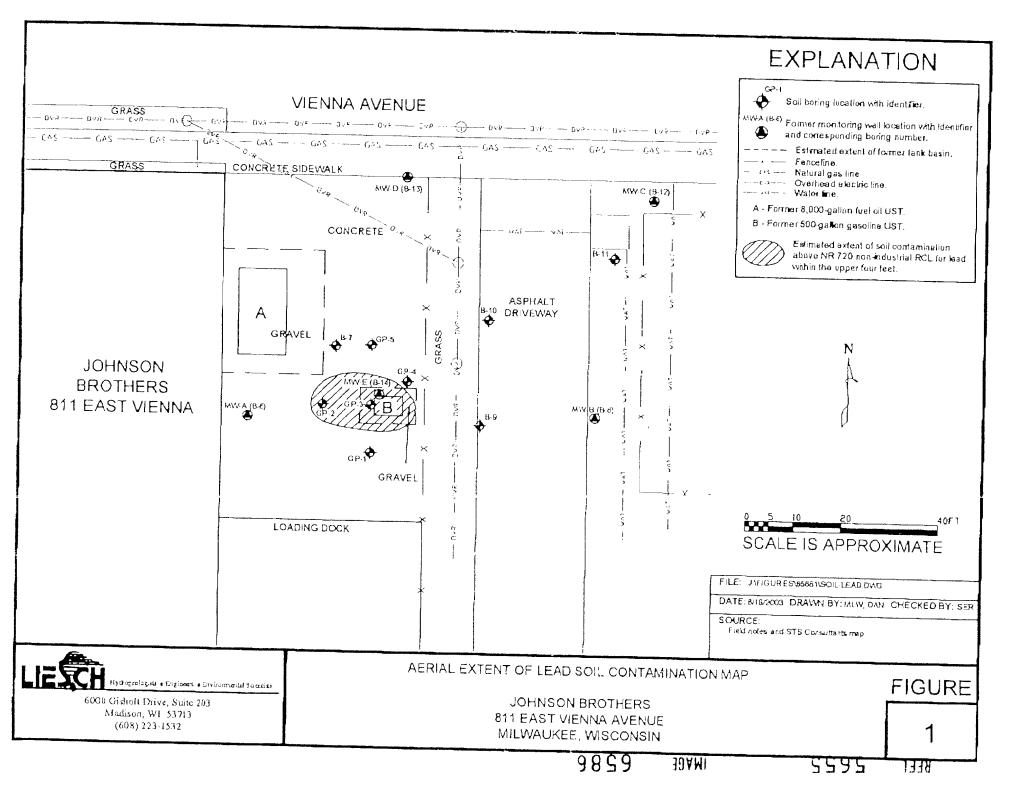
vppm = vapor parts per million

mg/kg = milligrams per kilogram (parts per million)

μg/kg = micrograms per kilogram (parts per billion)

Results in bold indicate contaminant above RCL

Results in italies indicate contaminant above RCL but RCLs do not apply as samples below 5 feet are within the water table.



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